

ORDINANCE NO. 980709-L

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

THIRTEEN TRACTS OF LAND PREVIOUSLY KNOWN AS SOUTHLAND OAKS MUNICIPAL DISTRICT NO. 1, LOCALLY KNOWN AS THE PROPERTY LOCATED APPROXIMATELY 1600 FEET ALONG THE EAST SIDE OF CAMERON LOOP, NORTH FROM ITS INTERSECTION WITH DAVIS LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning districts from "I-SF-2" Interim Single Family Residence (Standard Lot) district and "I-RR" Interim Rural Residence district to "SF-2" Single Family Residence (Standard Lot) district, "SF-3" Family Residence district, "P" Public district, "MF-2-CO" Multi-family Residence (Low Density) district-Conditional Overlay combining district, and "LR-CO" Neighborhood Commercial district-Conditional Overlay combining district, and to establish a Conditional Overlay combining district on a portion of the property described in File C14-97-0155, as follows:

Thirteen tracts of land in Travis County, Texas, the tracts and base zoning districts being more particularly described and identified in the chart below, (the "Property")

located approximately 1600 feet along the east side of Cameron Loop, north from its intersection with Davis Lane, previously known as Southland Oaks Municipal Utility District No. 1, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

Tract No.	Legal Description Note: all property is recorded in Plat Records of Travis County Texas	Zoning District
1	Blocks G, H, J & Block I (less lot 52), Cherry Creek Sec. 9-A; Plat Book 85, Pages 67A & 67B.	SF-2
2	Lot 52, Block I, Cherry Creek Sec. 9-A; Plat Book 85, Pages 67A & 67B.	P
3	Lots 1 & 3, Cherry Creek Sec. 9-B1; Plat Book 86, Pages 18B & 18C.	P
5	Lot 2, Cherry Creek Sec. 9-B1; Plat Book 86, Pages 18B & 18C.	MF-2-CO
6	Lot 1, Cherry Creek Sec. 9-C; Plat Book 85, Page 67D.	LR-CO
7	Lot 20, Block F, Cherry Creek Sec. 9-D1; Plat Book 86, Pages 18D & 19A.	MF-2-CO
8	Lot 19, Block F, Cherry Creek Sec. 9-D1; Plat Book 86, Pages 18D & 19A.	P
9	Lot 18, Block F, Cherry Creek Sec. 9-D1, Plat Book 86, Pages 18D & 19A.	LR-CO
10	Blocks E, D & F, Cherry Creek Sec. 9-F; Plat Book 85, Pages 68D-69A.	SF-2
11	Block A, B & C, Cherry Creek Sec. 9-F, Plat Book 85, Pages 68D-69A.	SF-2
12	Block J, Cherry Creek Sec. 9-F, Plat Book 85, Pages 68D-69A.	SF-2
13	Lots 13 & 14, Cherry Creek Sec. 9-E; Plat Book 85, Page 68C.	P
14	Lots 1-12, (developed w/existing duplexes), Cherry Creek Sec. 9-E; Plat Book 85, Page 68C.	SF-3

PART 2. The property within the boundaries of the Conditional Overlay combining districts established by this ordinance is subject to the following conditions:

No site plan for development of Tracts 5, 6, 7 and 9 or any portion of these tracts may be approved or released, and no building permit for construction of a building on these tracts may be issued, before the construction of Westgate Boulevard is completed from Cameron Loop to Davis Lane.

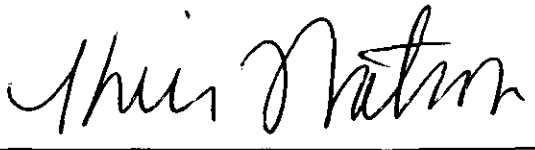
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on July 20, 1998.

PASSED AND APPROVED

July 9, 1998.

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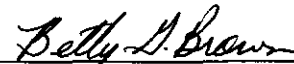
Kirk Watson
Mayor

APPROVED:

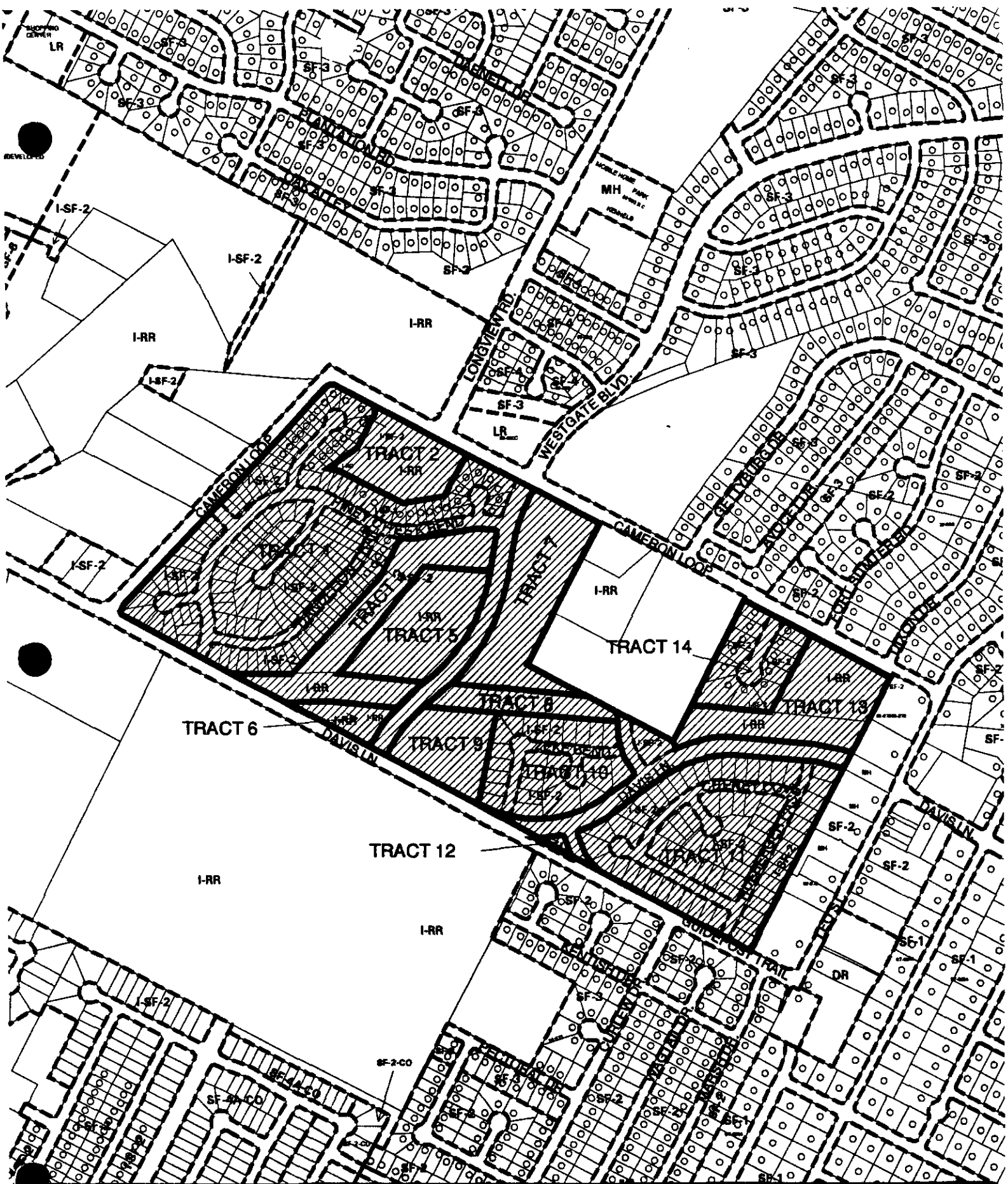





Andrew Martin
City Attorney

ATTEST:



Betty G. Brown
Deputy City Clerk



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G.GUERNSEY

CASE #: C14-97-0155
 ADDRESS: CAMERON LOOP AND DAVIS
 SUBJECT AREA (acres): N/A

ZONING EXHIBIT "A"

DATE: 98-03

INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 E15 E16 D16

Austin American-Statesman

PO#: 980709L
Ad ID#: 8DM400400
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

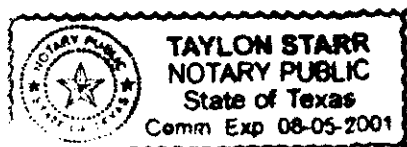
SHARON JANIAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	8/18/98	Last Published:	8/18/98
Times Published:	1	Classification:	9980
Lines:	18	Cost:	\$50.22

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 18th day of August 1998



Taylon Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

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THE CITY OF AUSTIN, TRAVIS COUN-
TY, TEXAS.

Mayor, Kirk Watson
City of Austin

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541